

**FLATHEAD COUNTY PLANNING BOARD  
MINUTES OF THE MEETING  
APRIL 21, 2010**

**CALL TO  
ORDER**

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Marie Hickey-AuClaire, Gordon Cross, Charles Lapp, Frank DeKort, Marc Pitman, Mike Mower, Jim Heim, Bob Keenan and Jeff Larsen. Bailey Iott and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were 10 people in the audience.

**APPROVAL OF  
MINUTES**

There were no minutes to approve.

**PUBLIC  
COMMENT  
(not related to  
agenda items)**

None.

**DRAFT FLOOD  
PLAIN  
REGULATIONS**

Flathead County is proposing to update and revise the 1984 Flathead County Floodplain and Floodway Management Regulations. The purpose of the revision is to become compliant with changes to State Law, create a user friendly set of regulations and reformat the regulations to align with the Flathead County Development Code as Chapter 7 of the code.

**STAFF REPORT**

Bailey Iott reviewed Staff Report FPMA 08-03 for the Board.

**BOARD  
QUESTIONS**

The board and staff discussed which draft was current and members of the board who did not have the current draft were given one.

The board and Iott discussed the process the DNRC went through for their model floodplain regulations.

**AGENCY  
COMMENTS**

None.

**PUBLIC  
COMMENT**

Steve Rosso, 18988 Medicine Rock Lane, Lakeside, had a couple of issues with the draft.

The board and Rosso discussed recreational vehicles on site in the floodplain.

**APPLICANT  
REBUTTAL**

Rosso brought up floodway and floodplain uses requiring permits, clearing of riparian vegetation on a large scale and lack of a definition for floodway in the definitions section.

Iott agreed there did need to be a definition for floodway.

Harris pointed out where floodway was defined in the document and the fact the board could copy that definition to the definition section of the floodplain regulations.

Lapp asked if that definition was the MCA definition.

Staff said it was not exactly word for word.

Iott said they could use the MCA definition. She said the recreational vehicle section was not changed from the current floodplain regulations. She explained how that section of the document was formed.

The board and Iott discussed at length the pros and cons of the sections which concerned recreational vehicles, buried vaults, large scale removal of riparian vegetation, storage of petroleum products, enforcement issues, the responsibility of the floodplain administrator, the processes involved with permits and the reason for the after the fact permit fee amount.

Harris said, as floodplain administrator, after the fact permits had been an issue on occasion and when they were an issue, they were a large issue. The largest problem area would be the determination of the boundary of the 100 year floodplain and approximate A zones. That area could be a difficult and challenging situation which was where the office ran into interpretation issues. The office did not have much of a role in modifying the 100 year floodplain which was FEMA's role. The planning office either passed the changes through or was notified the modifications were occurring.

The board briefly discussed how projects were checked on and where people could do projects.

Cross asked Harris the next step in the process.

Harris said a recommendation to the commissioners would be appropriate. He explained the MCA process for adaptation of the

floodplain regulations. The hearing the planning board historically held was a courtesy.

There was a very brief discussion on how the changes should be added to the regulations.

**MAIN MOTION  
TO  
RECOMMEND  
APPROVAL  
(FPMA 08-03)**

Pitman made a motion seconded by Heim to recommend approval of FPMA 08-03 as drafted in the March 22, 2010 version with amended floodway and floodplain definitions as defined in the Montana Code Annotated to the Board of County Commissioners.

**ROLL CALL TO  
RECOMMEND  
APPROVAL OF  
(FPMA 08-03)**

On a roll call vote the motion passed 8-1 with Keenan dissenting.

**COMMITTEE  
REPORTS**

Cross asked Lapp to update the board on the progress of the Road Advisory Committee.

Lapp said not much progress had been made since their last meeting in March.

**OLD BUSINESS**

Donna Valade, board secretary, updated the board of a possible joint meeting with the Columbia Falls City-County Planning Board on May 12, 2010.

Cross said he had a letter from the Whitefish City-County Planning Board which said a joint meeting with the planning board was a good idea. He asked staff to work to coordinate a meeting with that board as well.

**NEW BUSINESS**

None.

**ADJOURNMENT**

The meeting was adjourned at approximately 6:44 p.m. on a motion by Pitman. The next meeting will be held at 6:00 p.m. on June 9, 2010.

---

Gordon Cross, President

---

Donna Valade, Recording Secretary

APPROVED AS **SUBMITTED**/CORRECTED: 6/9/10